



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

August 28, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON ORDINANCE EXTENDING INTERIM ORDINANCE NO. 2012-0028U ON
EQUESTRIAN FACILITIES WITHIN THE WEST RANCHO DOMINGUEZ – VICTORIA
COMMUNITY STANDARDS DISTRICT
SECOND SUPERVISORIAL DISTRICT (4 VOTES)**

SUBJECT

The Board of Supervisors enacted Interim Ordinance No. 2012-0028U on July 17, 2012, to temporarily prevent the establishment or development of horse boarding and equestrian facilities within any zone of the West Rancho Dominguez – Victoria Community Standards District (CSD) until appropriate standards for these facilities can be fully analyzed and recommended to your Board for possible adoption. The extension of Interim Ordinance No. 2012-0028U will allow the Department of Regional Planning (DRP) staff sufficient time to complete a comprehensive study for the Board of Supervisors to consider for adoption.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

Adopt the ordinance extending Interim Ordinance No. 2012-0028U for a period of 10 months and 15 days.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Board of Supervisors enacted Interim Ordinance No. 2012-0028U on July 17, 2012, to temporarily prevent the establishment or development of horse boarding and equestrian facilities within any zone of the West Rancho Dominguez – Victoria Community Standards District (CSD) until appropriate standards for these facilities can be fully analyzed and recommended to your Board

for possible adoption. Interim Ordinance No. 2012-0028U also prevents any new development or construction activity at existing horse boarding and/or equestrian facilities until appropriate development standards can be established. The interim urgency ordinance did not prevent existing equestrian and horse boarding facilities from undergoing any demolition activity pursuant to a lawfully issued demolition permit.

In adopting Interim Ordinance No. 2012-0028U, the Board found that the West Rancho Dominguez – Victoria CSD area currently contains substandard horse boarding and equestrian facilities that were developed without the requisite land use approvals, approved business licenses, or proper building, electrical, and/or plumbing permits. These facilities also operate without adequate animal waste disposal or drainage systems for proper water run-off, and without adequate manure management or adequate fly, vermin and pest controls. One particular facility has been the subject of an ongoing, multi-year Code enforcement effort by various County agencies and has been cited for numerous Code violations including unpermitted electrical wiring, unpermitted building structures, and the excessive buildup of manure.

The Board found that the lack of appropriate regulations and development standards for horse boarding and equestrian facilities in the CSD may lead to development that will negatively impact and detract from the physical appearance, condition and character of the area, and may negatively impact the health, safety, and welfare of the area's horses, horse owners, and general public. Unless Interim Ordinance No. 2012-0028U is extended, irreversible incompatibility of land uses and possible loss of animal life might reasonably occur as a result of the approval of applicable entitlements. Accordingly, the Board of Supervisors found that there is a current and immediate threat to animal and public health, safety, and welfare.

The extension of Interim Ordinance No. 2012-0028U will allow DRP staff sufficient time to complete a comprehensive study for the Board of Supervisors to consider for adoption to include possible ordinance amendments for the following area:

"The area governed by the West Rancho Dominguez-Victoria CSD, which CSD is generally bounded by 120th Street to the north, Alondra Boulevard to the south, Compton Avenue, Central Avenue, and Stanford Avenue to the east, and Figueroa Street to the west."

Implementation of Strategic Plan Goals

The proposed extension of Interim Ordinance No. 2012-0028U would support the County's Strategic Plan Goals of delivering customer oriented municipal services to the County's diverse unincorporated communities through enhancing service to all customers and stakeholders in land development and building permitting functions while protecting the interests of County residents in communities where development occurs by providing prompt, accurate, and coordinated business processes and monitoring of projects. The interim ordinance temporarily prevents the establishment or development of horse boarding and equestrian facilities within any zone of the West Rancho Dominguez – Victoria Community Standards District (CSD) until appropriate standards and procedures for these facilities can be fully analyzed and recommended to your Board for possible adoption.

FISCAL IMPACT/FINANCING

Extension of Interim Ordinance No. 2012-0028U would not result in any fiscal impacts or financing as the comprehensive policy study would be conducted with the currently budgeted staffing and

resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Interim Ordinance No. 2012-0028U, first adopted by your Board on July 17, 2012, will expire on August 31, 2012, unless extended by Board action. Pursuant to Section 65858 of the Planning and Zoning Law (Title 7 of the California Government Code), Interim Ordinance No. 2012-0028U temporarily prevents the establishment or development of horse boarding and equestrian facilities within any zone of the West Rancho Dominguez – Victoria Community Standards District (CSD) where such uses would be authorized, until appropriate standards for these facilities can be fully analyzed and recommended to your Board for possible adoption, temporarily prevents new horse boarding and/or equestrian uses from being established or developed in the CSD, and prevents existing horse boarding and/or equestrian uses from undergoing additional development or construction activity.

DRP has initiated a zoning study to review all zones where equestrian and horse boarding uses are currently authorized in the affected CSD area. DRP, in conjunction with other applicable County Departments, needs to research and complete a detailed analysis of development standards before considering a permanent zoning ordinance amendment. In order to develop appropriate recommendations and amendments to the zoning ordinance, additional time is needed to analyze and review other local, federal, and State regulations that govern equestrian and horse boarding uses in urban areas to assess, among other things:

- The need, based on parcel size, to limit the number of horses allowed, and the number of horse stalls developed and maintained for these uses;
- The need for on-site turnout pens and/or riding rings to exercise the horses and other appropriate horse care standards;
- The sufficiency of existing infrastructure on and around the subject properties to ensure that these uses have adequate facilities for animal waste disposal, as well as proper water run-off and drainage systems;
- The adequacy of fly, vermin, and pest controls or regulations for these uses; and
- The need to establish adequate parking, setback, and landscaping requirements for these uses.

If Interim Ordinance No. 2012-0028U is not extended, horse boarding and equestrian facilities may develop in the affected CSD area without appropriate regulations and development standards, and these facilities may detract from the physical appearance, condition, and character of the area, and may negatively impact the health, safety, and welfare of the area's horses, horse owners, and general public. Additionally, unless Interim Ordinance No. 2012-0028U is extended, an irreversible incompatibility of land uses and the possible loss of animal life may reasonably occur, to the detriment of the public health, safety, and welfare. Such conditions pose a current and immediate threat to horse and human health, safety or welfare absent the extension of the restrictions of Interim Ordinance No. 2012-0028U.

The provisions of Section 65858 limit the effective period of Interim Ordinance No. 2012-0028U to only forty-five (45) days. In view of the approaching August 31, 2012 expiration date, it is recommended that the Interim Ordinance be extended for 10 months and 15 days as provided in Section 65858. This will allow sufficient time for DRP to complete the policy and zoning study, including recommending changes to the Zoning Code if needed.

Extension of this ordinance requires that the Board conduct a public hearing at which time the ordinance extending Interim Urgency Ordinance No. 2012-0028U may be adopted by no less than a

four-fifths vote. The date of the public hearing has been set for August 28, 2012. Publication of a notice of this public hearing will take place not less than ten (10) days prior to the hearing date, as required. In addition, DRP mailed notices to interested residents and property owners in the affected area.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed ordinance has no impact on current services or projects as the comprehensive policy study and associated tasks could be conducted without additional resources and staff.

CONCLUSION

Extension of Interim Ordinance No. 2012-0028U would provide staff with sufficient time to conduct a policy and zoning study and make appropriate recommendations. Said Interim Ordinance would also ensure that proposed equestrian facilities in the West Rancho Dominguez – Victoria CSD area would receive the necessary evaluation to address the potential environmental, public safety and public health issues that arise from the development of horse boarding and equestrian facilities in the affected area.

The proposed ordinance, extending Interim Ordinance No. 2012-0028U, has been prepared by County Counsel. A suggested Notice of Public Hearing is also attached. If you have any questions, please contact me or Dennis Slavin of my staff at (213) 974 6405.

The Honorable Board of Supervisors

8/28/2012

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard J. Bruckner". The signature is fluid and cursive, with a large loop at the end.

RICHARD J. BRUCKNER

Director

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Enclosures

c: Executive Office, Board of Supervisors
Animal Care and Control
Chief Executive Office (Rita Robinson)
County Counsel
Fire
Public Health
Public Works

**COUNTY OF LOS ANGELES
NOTICE OF PUBLIC HEARING
ON ORDINANCE EXTENDING INTERIM ORDINANCE NO. 2012-0028U ON EQUESTRIAN
FACILITIES WITHIN THE WEST RANCHO DOMINGUEZ – VICTORIA COMMUNITY
STANDARDS DISTRICT (CSD)**

**ORDINANCE EXTENDING INTERIM ORDINANCE NO. 2012-0028U ON EQUESTRIAN
FACILITIES WITHIN THE WEST RANCHO DOMINGUEZ – VICTORIA COMMUNITY
STANDARDS DISTRICT (CSD):**

The objective of ordinance extending Interim Ordinance No. 2012-0028U is to extend the effective period of the interim urgency ordinance adopted on July 17, 2012 which temporarily prevents the establishment or development of horse boarding and equestrian facilities within any zone of the West Rancho Dominguez – Victoria Community Standards District (CSD) until appropriate standards for these facilities can be fully analyzed and recommended to the Board for possible adoption. The ordinance extending Interim Ordinance No. 2012-0028U will also prevent any new development or construction activity at existing horse boarding and/or equestrian facilities until appropriate development standards can be established. The ordinance extending the interim urgency ordinance does not prevent existing equestrian and horse boarding facilities from undergoing any demolition activity pursuant to a lawfully issued demolition permit. If approved, the ordinance will extend Interim Ordinance No. 2012-0028U for a period of 10 months and 15 days.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on August 28, 2012** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned ordinance.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Travis Seawards between 7:30 a.m. and 5:30 p.m. Monday through Thursday at 213-974-6462 or via email to TSeawards@planning.lacounty.gov.

Project materials will also be available on the Department of Regional Planning website at <http://planning.lacounty.gov/ord/pending>.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-6425.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS